

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
Michael T Dougherty
Cynthia A Dougherty
Debtors

Case No. 22-02058-MJC
Chapter 13

District/off: 0314-5
Date Rcvd: Dec 02, 2024

User: AutoDocke
Form ID: pdf010

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol Definition

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 04, 2024:

Recip ID	Recipient Name and Address
+ William D. Quinn	105 Cardinal Drive, Palmerton, PA 18071-5535

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 04, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 2, 2024 at the address(es) listed below:

Name	Email Address
Brent J Lemon	on behalf of Creditor Legacy Mortgage Asset Trust 2021-GS3 blemon@kmllawgroup.com
Denise E. Carlon	on behalf of Creditor Legacy Mortgage Asset Trust 2021-GS3 bkgroup@kmllawgroup.com bkgroup@kmllawgroup.com
Jack N Zaharopoulos	TWecf@pamd13trustee.com
Jason M Rapa	on behalf of Debtor 2 Cynthia A Dougherty jrapa@rapalegal.com secretary@rapalegal.com;jheffelfinger@rapalegal.com;rapa.jasonr115952@notify.bestcase.com;reception@rapalegal.com
Jason M Rapa	on behalf of Debtor 1 Michael T Dougherty jrapa@rapalegal.com secretary@rapalegal.com;jheffelfinger@rapalegal.com;rapa.jasonr115952@notify.bestcase.com;reception@rapalegal.com

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Michelle McGowan

on behalf of Creditor Legacy Mortgage Asset Trust 2021-GS3 mimcgowan@raslg.com

United States Trustee

ustpregion03.ha.ecf@usdoj.gov

TOTAL: 7

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

**IN RE: Cynthia A. Dougherty a/k/a Cindy A.
Dougherty a/k/a Cindy A. Smith a/k/a Cynthia A
Smith a/k/a Cindy A. Quinn a/k/a Cynthia A. Quinn
Michael T Dougherty a/k/a Michael Thomas
Dougherty a/k/a Michael Dougherty
Debtor(s)**

**Legacy Mortgage Asset Trust 2021-GS3
Movant
vs.**

**Michael T Dougherty a/k/a Michael Thomas
Dougherty a/k/a Michael Dougherty**

**Cynthia A. Dougherty a/k/a Cindy A. Dougherty
a/k/a Cindy A. Smith a/k/a Cynthia A Smith a/k/a
Cindy A. Quinn a/k/a Cynthia A. Quinn**

Debtor(s)

William D. Quinn

Co-Debtor(s)

Jack N. Zaharopoulos

Trustee

CHAPTER 13

NO. 22-02058 MJC

11 U.S.C. Section 362 and 1301

ORDER

Upon consideration of Movant's Motion for Relief from the Automatic Stay after Notice and opportunity for a hearing, no responses filed., it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 510 Lafayette Avenue, Palmerton, PA 18071 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure.

By the Court,



Mark J. Conway, Bankruptcy Judge
Dated: December 2, 2024